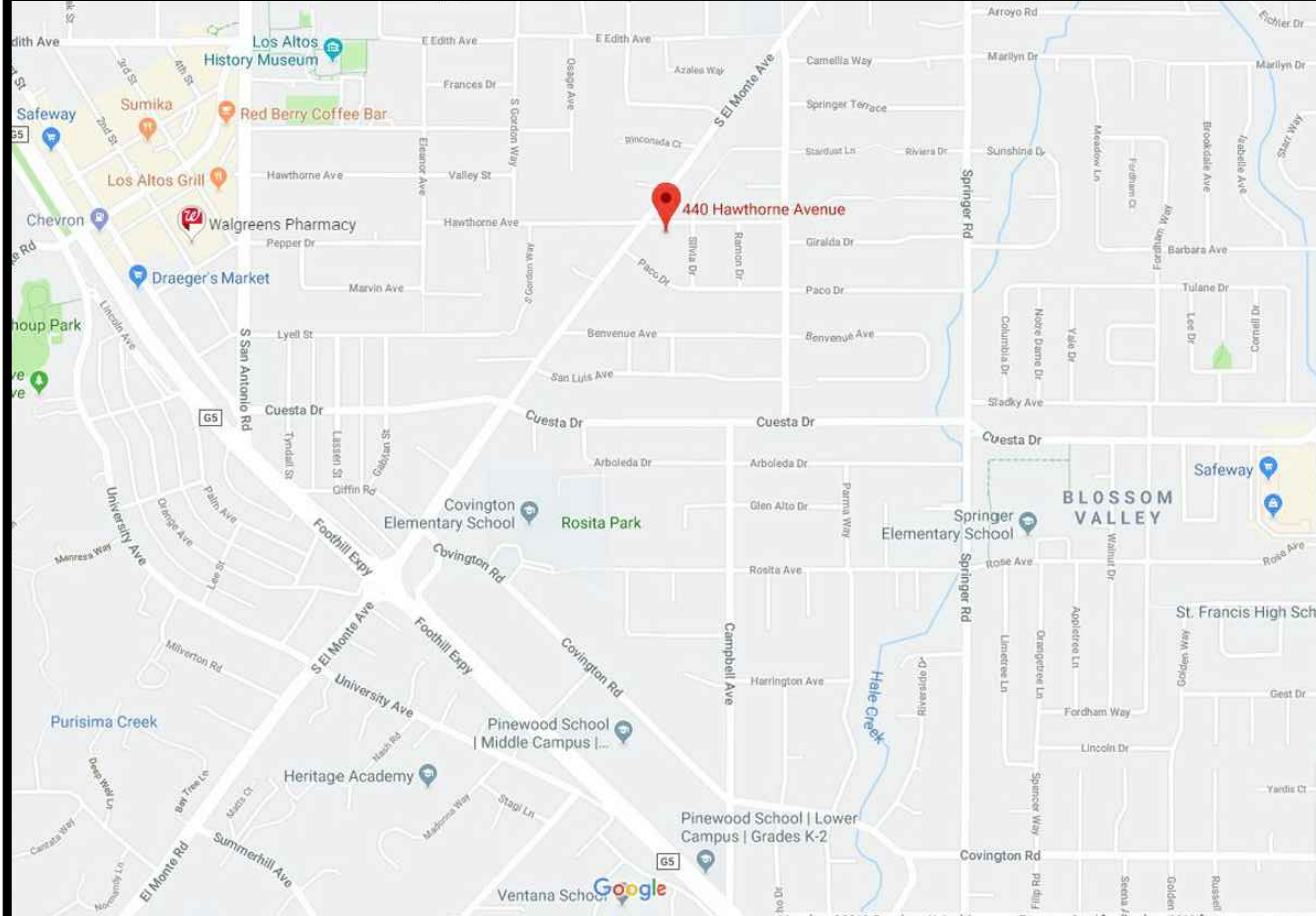


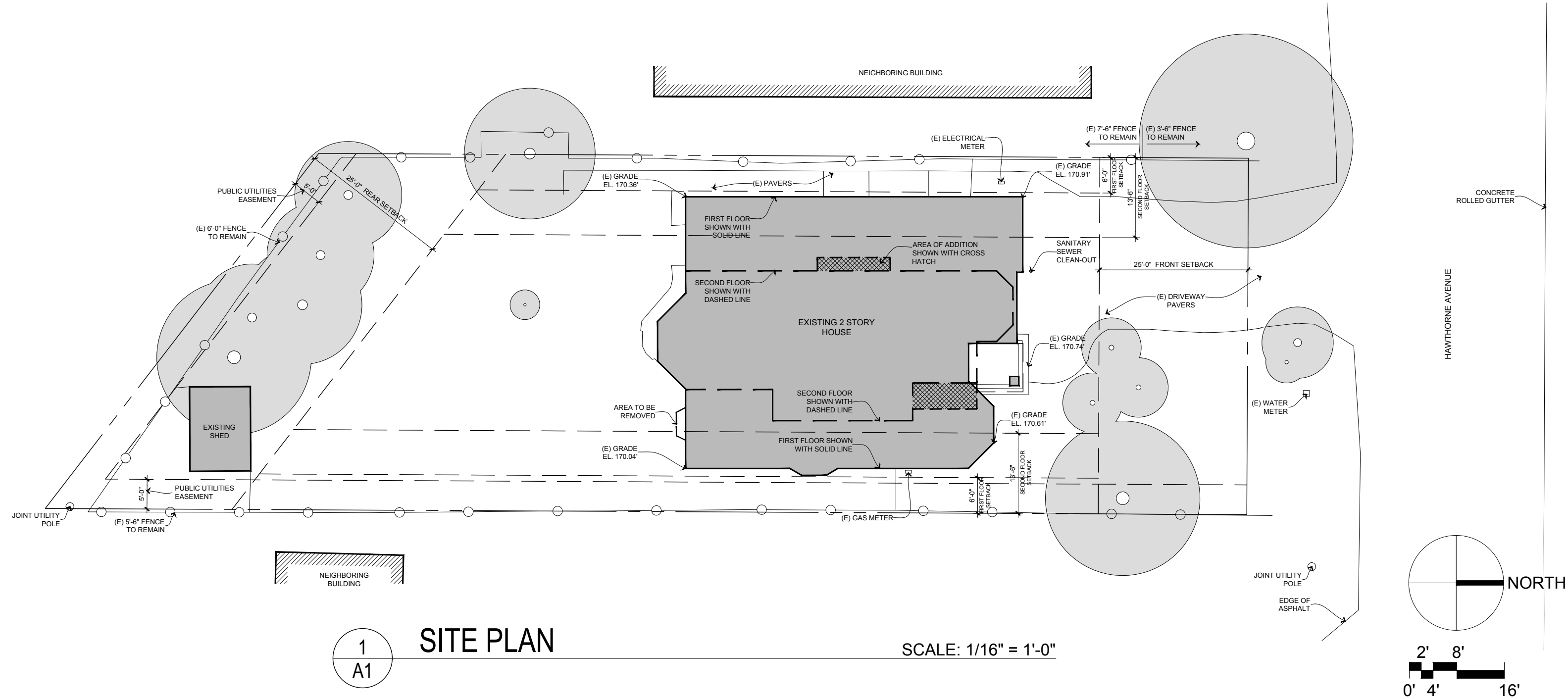
KAUSHEK RESIDENCE

440 HAWTHORNE AVENUE, LOS ALTOS, CA

VICINITY MAP



SITE PLAN



SITE PLAN

SCALE: 1/16" = 1'-0"

PROJECT DIRECTORY

OWNER: Nayna and Gambhir Kaushek
440 Hawthorne Avenue
Los Altos, CA 94024

ARCHITECT: Architecture Allure, Inc. Adam Bittle
51 Somerset Street
San Francisco, CA 94134

SURVEYOR: Lea & Braze Engineering, Inc.
2495 Industrial Parkway West
Hayward, CA 94545

Tel: (650) 208-1204
adam@archallure.com

Tel: (510) 887-4086

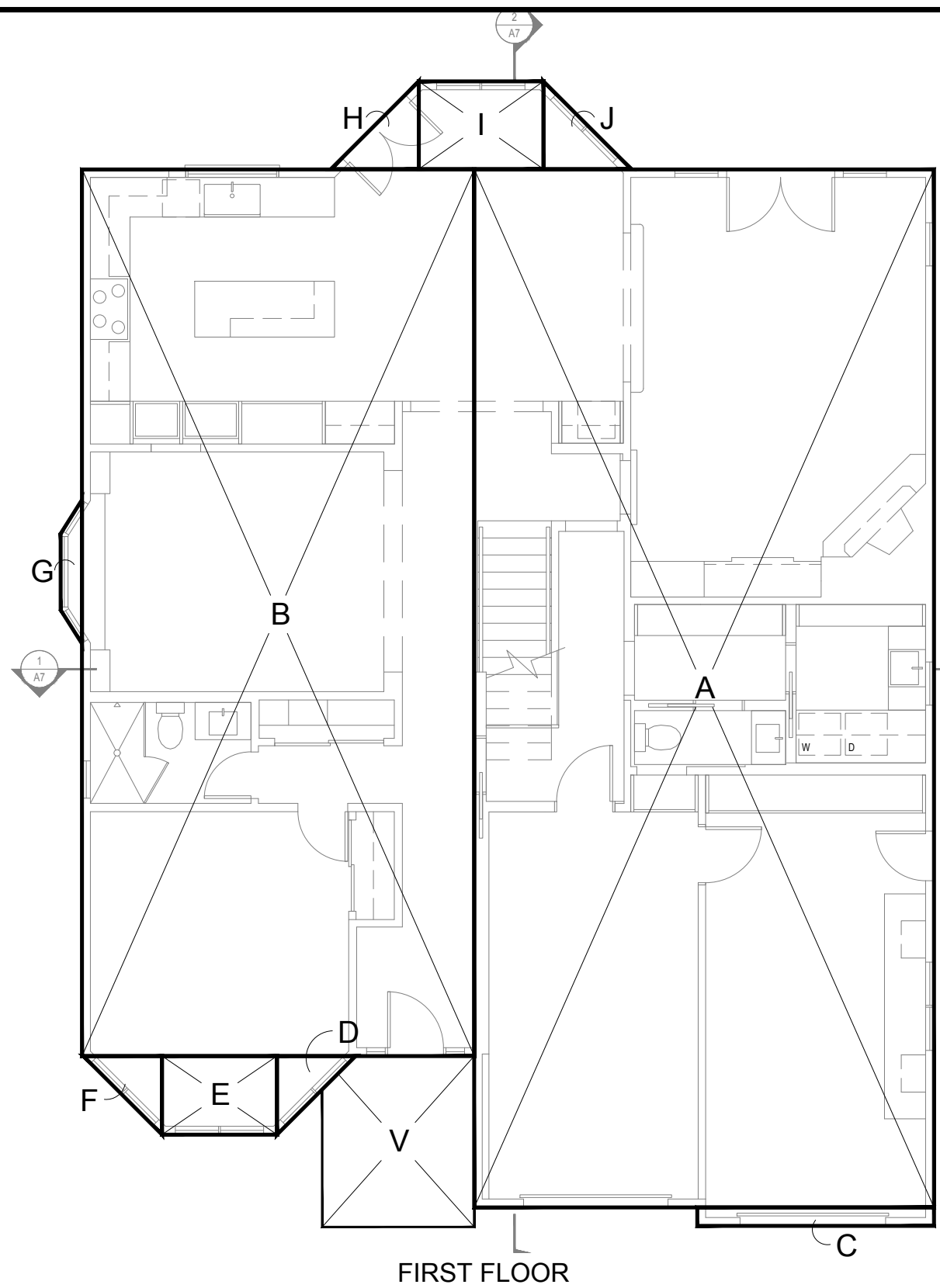
DRAWING INDEX

- A1 COVER SHEET, FLOOR AREA CALCULATIONS
- SU-1 TOPOGRAPHIC SURVEY
- A2 EXISTING AND PROPOSED FIRST FLOOR PLANS
- A3 EXISTING AND PROPOSED SECOND FLOOR PLANS AND ROOF PLAN
- A4 EXISTING AND PROPOSED EXTERIOR ELEVATIONS
- A5 EXISTING AND PROPOSED EXTERIOR ELEVATIONS
- A6 EXISTING AND PROPOSED EXTERIOR ELEVATIONS
- A7 BUILDING SECTIONS

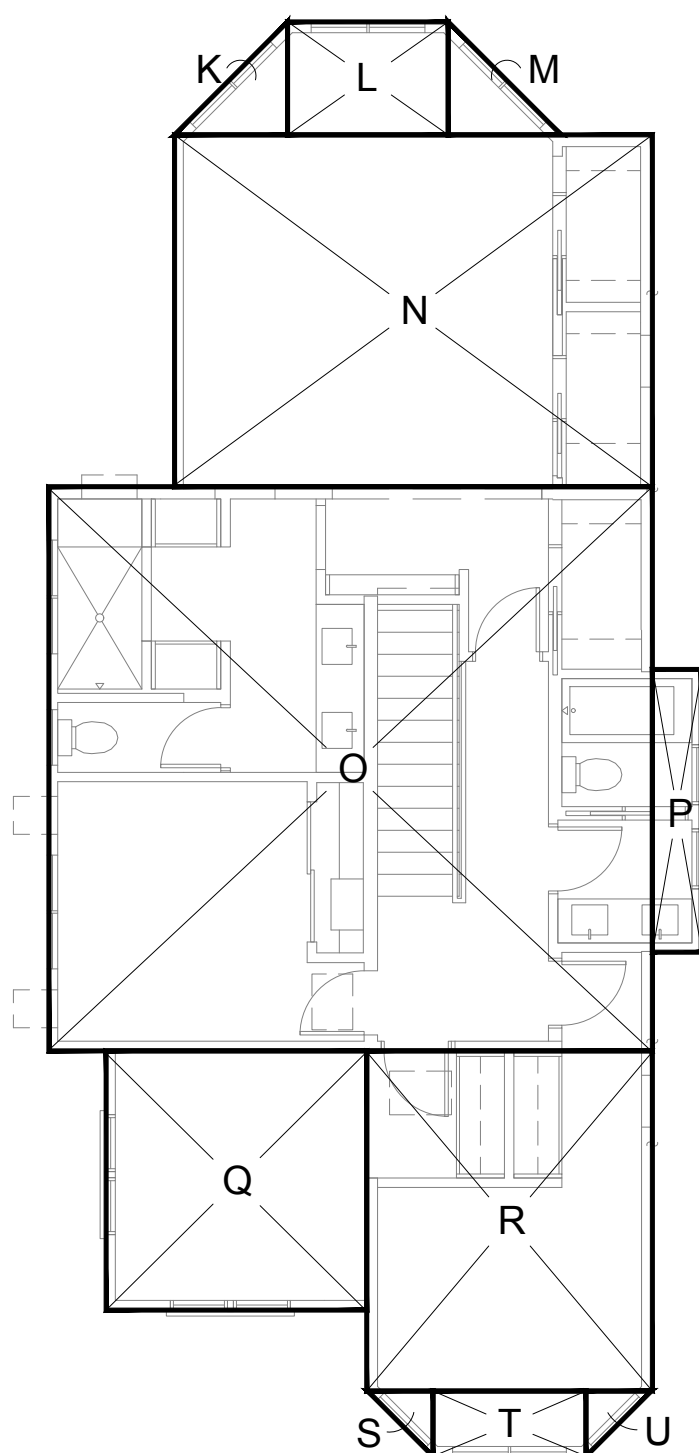
SCOPE OF WORK

FIRST FLOOR INTERIOR REMODEL, SECOND FLOOR REMODEL AND ADDITION. NO CHANGES ARE PROPOSED FOR LANDSCAPING OR EXTERIOR MATERIALS.

FLOOR AREA DIAGRAM & CALCULATIONS



FIRST FLOOR



SECOND FLOOR

SECTION	AREA
A	1,376.16 SF
B	1,002.61 SF
C	12.60 SF
D	8.90 SF
E	26.05 SF
F	8.90 SF
G	6.79 SF
H	11.09 SF
I	31.52 SF
J	11.09 SF
TOTAL FIRST FLOOR	2,494.75 SF

SECTION	AREA
K	11.09 SF
L	31.52 SF
M	11.09 SF
N	291.83 SF
O	590.92 SF
P	23.98 SF
Q	117.24 SF
R	168.60 SF
S	3.70 SF
T	17.34 SF
U	3.70 SF
TOTAL SECOND FLOOR	1,271.01 SF

TOTAL FIRST FLOOR = 2,494.75 SF
TOTAL SECOND FLOOR = 1,271.01 SF
TOTAL = 3,765.76 SF

TOTAL FIRST FLOOR AREA = 2,494.75 SF
AREA V (ENTRY PORCH) = 145.21 SF
TOTAL LOT COVERAGE = 2,639.96 SF

ZONING COMPLIANCE

	ZONING COMPLIANCE		
	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	2,647.94 square feet (24.6%)	2,640.92 square feet (24.5%)	3,276 square feet (30%)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 2,502.73 sq ft 2nd Flr: 1,209.43 sq ft Total: 3,712.16 sq ft (34.5%)	1st Flr: 2,494.75 sq ft 2nd Flr: 1,271.01 sq ft Total: 3,765.76 sq ft (34.9%)	3,766.65 square feet (35%)
SETBACKS:			
Front	31.92 feet	31.92 feet	25 feet
Rear	61.75 feet	61.75 feet	25 feet
Right side (1st/2nd)	6.98 feet/ 19.42 feet	6.98 feet/ 17.21 feet	6 feet/ 13.5 feet
Left side (1st/2nd)	6.25 feet/ 15.5 feet	6.25 feet/ 15.5 feet	6 feet/ 13.5 feet
HEIGHT:	25.54 feet	25.54 feet	27 feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	3,153.46 square feet	53.61 square feet	3,207.07 square feet
NON- HABITABLE AREA: <i>Does not include covered porches or open structures</i>	558.7 square feet	0 square feet	558.7 square feet

LOT CALCULATIONS

NET LOT AREA:	10,761 square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	551.5 square feet (36.7 %)
LANDSCAPING BREAKDOWN:	
Total hardscape area (existing and proposed):	5,238.34 sq ft
Existing softscape (undisturbed) area:	5,522.66 sq ft
New softscape (new or replaced landscaping) area:	0 sq ft
Sum of all three should equal the site's net lot area	

PROJECT DATA

PROJECT LOCATION: 440 HAWTHORNE AVENUE
LOS ALTOS, CA
A.P.N.: 189-53-041
ZONING: R1-10
SIZE OF PROPERTY: 10,761 SF

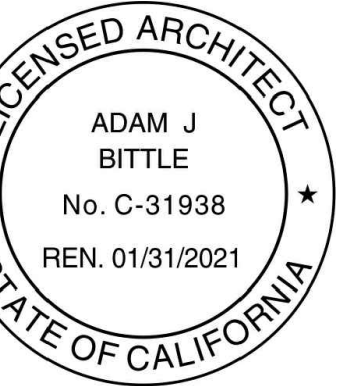
EXISTING CONDITIONS
FIRST FLOOR 1,944.03 SF
ATTACHED GARAGE 558.7 SF
SECOND FLOOR 1,209.43 SF
TOTAL 3,712.16 SF

PROPOSED CONDITIONS
FIRST FLOOR 1,936.06 SF
ATTACHED GARAGE 558.7 SF
SECOND FLOOR 1,271.01 SF
TOTAL 3,765.76 SF

LOT COVERAGE
MAXIMUM ALLOWED 30%: .30(10,920 SF) = 3,276 SF
EXISTING LOT COVERAGE: 2,647.94 SF / 10,761 SF = 24.6%
PROPOSED LOT COVERAGE: 2,639.96 SF / 10,761 SF = 24.5%
COMPLIES

TOTAL FLOOR AREA LIMIT
MAXIMUM ALLOWED 35%: .35(10,761 SF) = 3,766.35 SF
EXISTING FAR: 3,712 SF / 10,761 SF = 34.5%
PROPOSED FAR: 3,765.76 SF / 10,761 SF = 34.9%
COMPLIES

SEE FLOOR AREA DIAGRAMS - THIS SHEET



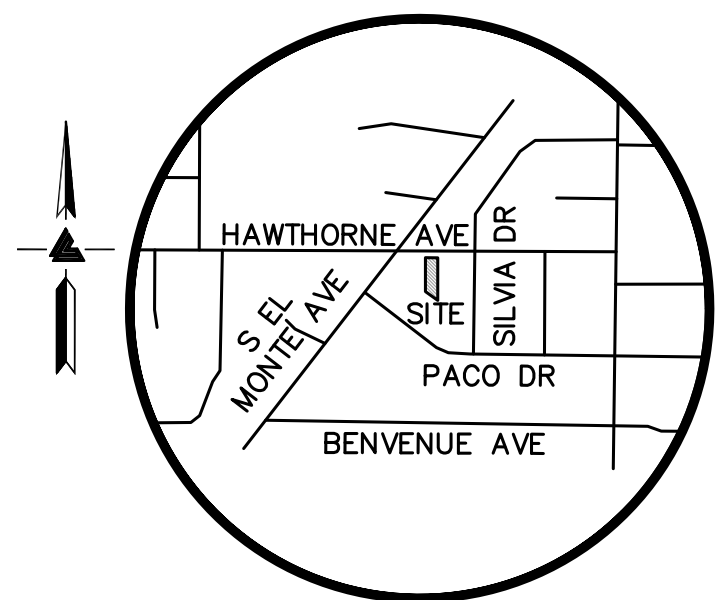
KAUSHEK RESIDENCE
440 HAWTHORNE AVENUE
LOS ALTOS, CALIFORNIA
APN: 189-53-041

Date	
Drawn By	
Checked By	
Project No.	19-15
Date	
08-29-19	Issue
10-15-19	DESIGN REVIEW
	DESIGN REVIEW

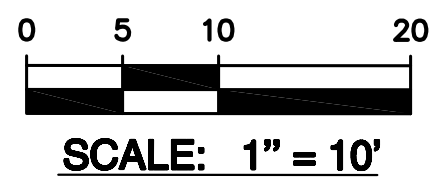
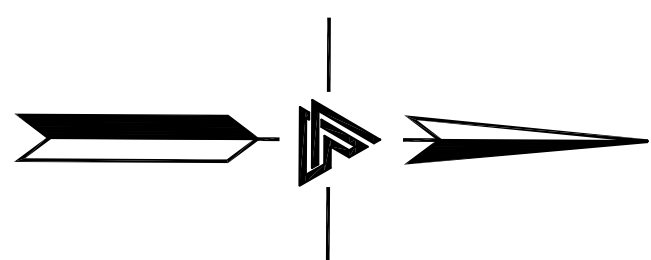
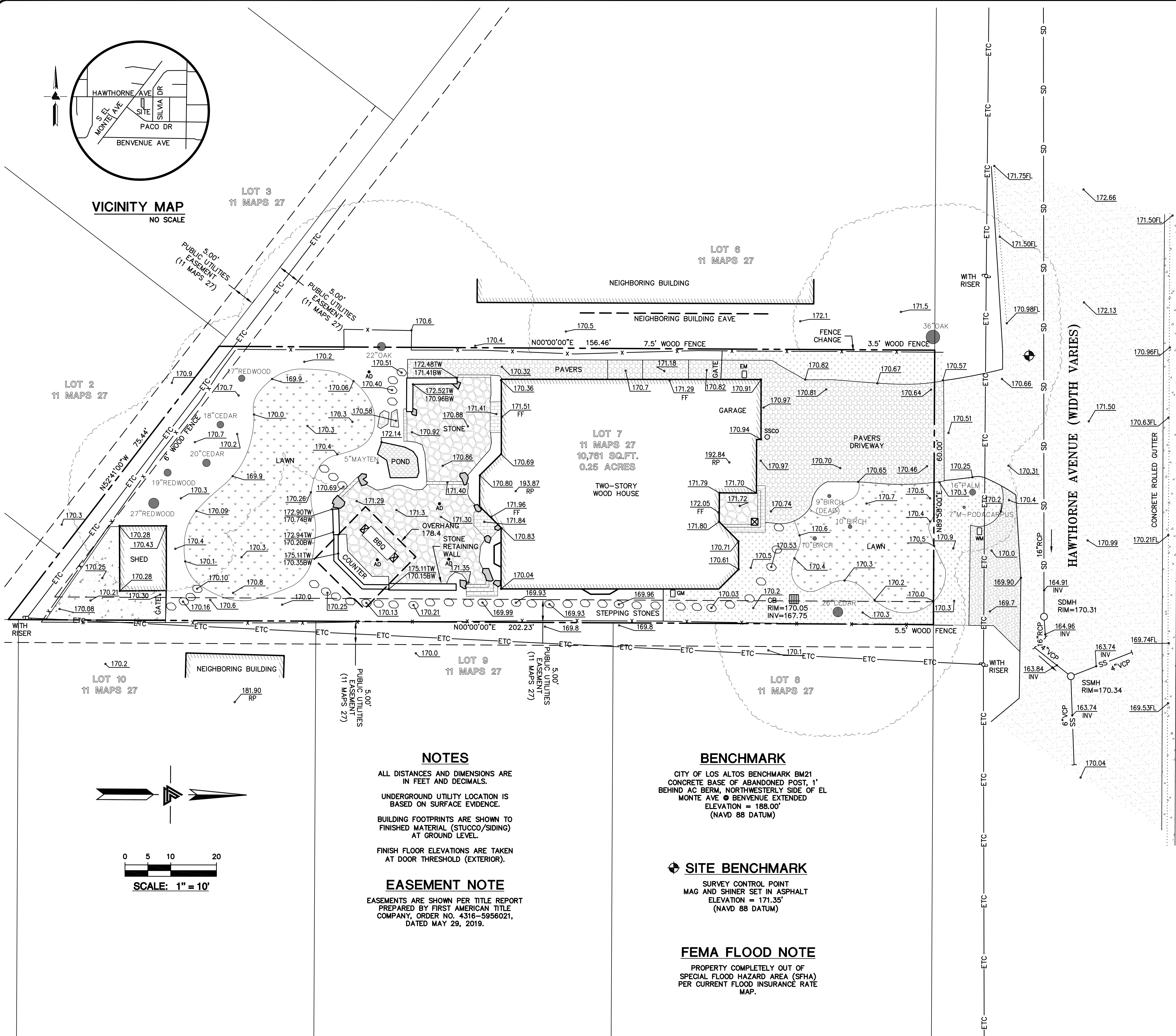
COVER SHEET,
SITE PLAN,
FLOOR AREA CALCS

SCALE: AS NOTED

A1



VICINITY MAP
NO SCALE



SCALE: 1" = 10'

NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
- UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
- BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
- FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
- EASEMENT NOTE
- EASEMENTS ARE SHOWN PER TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4316-5956021, DATED MAY 29, 2019.

BENCHMARK

CITY OF LOS ALTOS BENCHMARK BM21
CONCRETE BASE OF ABANDONED POST, 1'
BEHIND AC BERM, NORTHWESTERLY SIDE OF EL
MONTE AVE @ BENVENUE EXTENDED
ELEVATION = 188.00'
(NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 171.35'
(NAVD 88 DATUM)

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF
SPECIAL FLOOD HAZARD AREA (SFHA)
PER CURRENT FLOOD INSURANCE RATE
MAP.

LEGEND AND NOTES

- BOUNDARY LINE
- BUILDING OVERHANG LINE
- ETC
- ELECTRICAL/TELEPHONE/
CABLE TV OVERHEAD LINE
- EASEMENT
- FENCE LINE
- FLOW LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- AREA DRAIN
- BENCHMARK
- BOTTOM RETAINING WALL
- CATCH BASIN
- CLEAN-OUT BOX
- ELECTRICAL METER
- FINISH FLOOR
- FLOW LINE
- GAS METER
- INVERT
- JOINT POLE
- MULTI-TRUNK TREE
- POLYVINYL CHLORIDE PIPE
- REINFORCED CONCRETE PIPE
- PILLAR, SIMILAR
- ROOF PEAK
- SANITARY SEWER CLEAN-OUT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- SOLID ROCK, SIMILAR
- TOP OF CURB
- TOP OF RETAINING WALL
- VITRIFIED CLAY PIPE
- WATER METER
- SPOTGRADE
- ASPHALT
- BRICK
- GRAVEL
- CONCRETE
- DECORATIVE BARK
- PAVERS
- STONE



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
SACRAMENTO REGION
BAY AREA REGION
SANTA CLARA COUNTY, WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4066
(F) (510) 887-3019
WWW.LEABRAZE.COM

440 HAWTHORNE AVENUE
LOS ALTOS,
CALIFORNIA

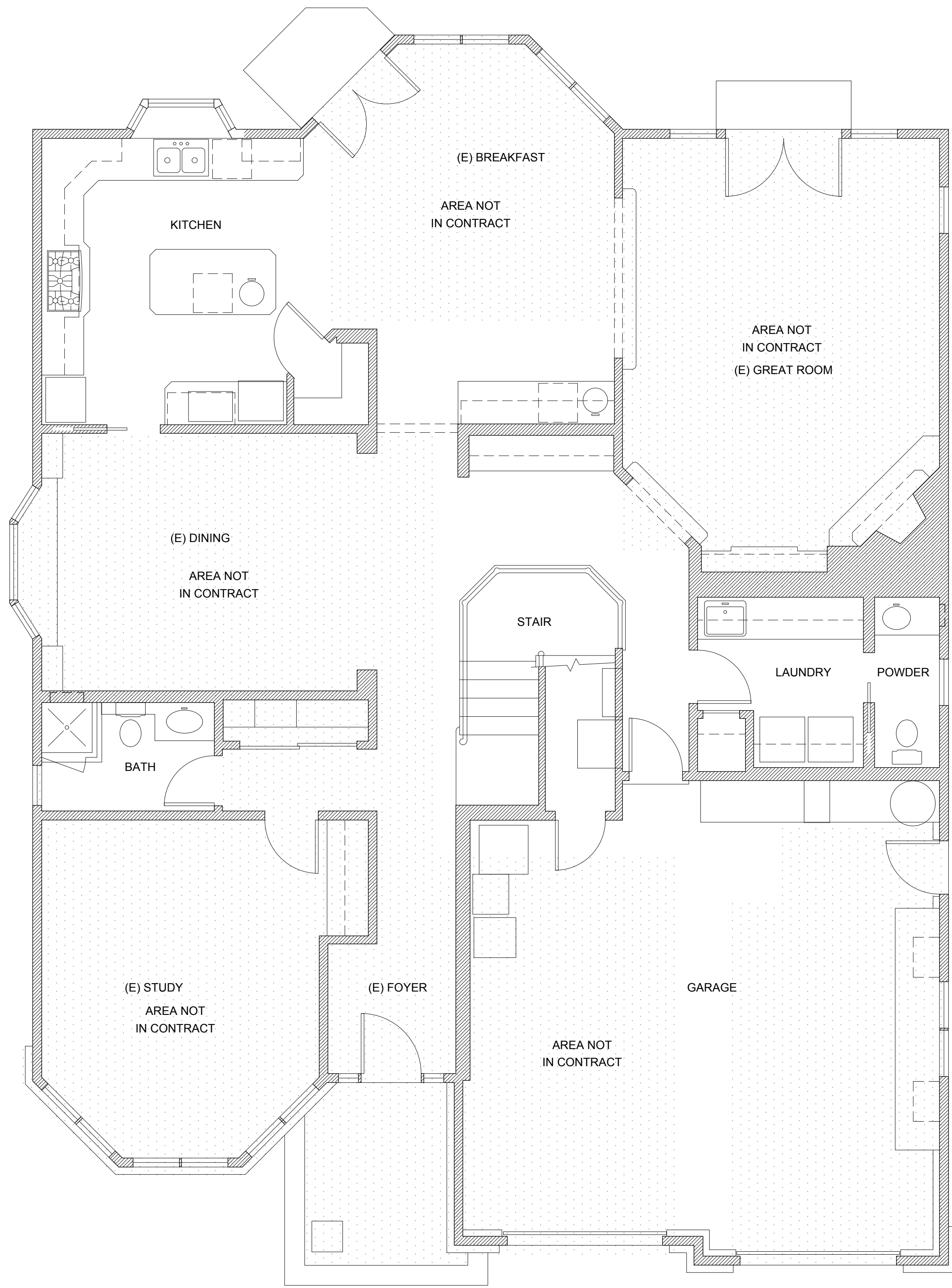
SANTA CLARA COUNTY

APN: 189-53-041

TOPOGRAPHIC
SURVEY

-	-
-	-
-	-
-	-
-	-
REVISIONS	BY
JOB NO:	2190689
DATE:	06-27-19
SCALE:	1" = 10'
FIELD BY:	NQ
DRAWN BY:	MA
SHEET NO:	

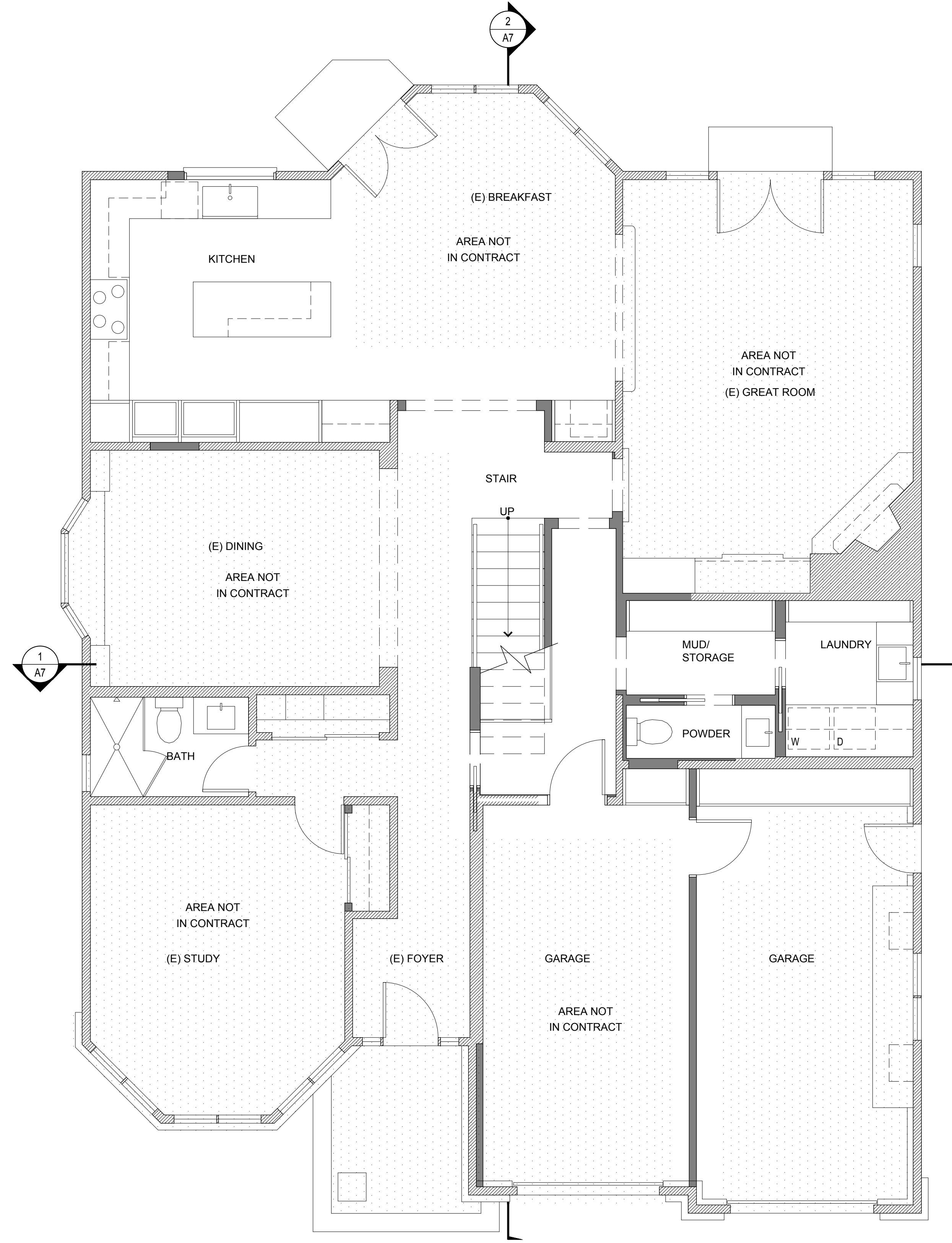
SU1



2
A2

EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

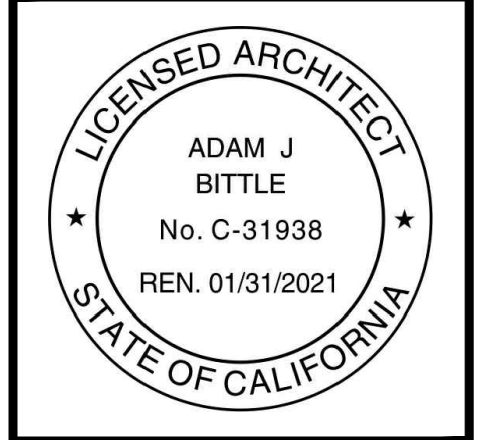


1
A2

PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

DOTTED HATCH INDICATES AREAS NOT IN CONTRACT (N.I.C.)



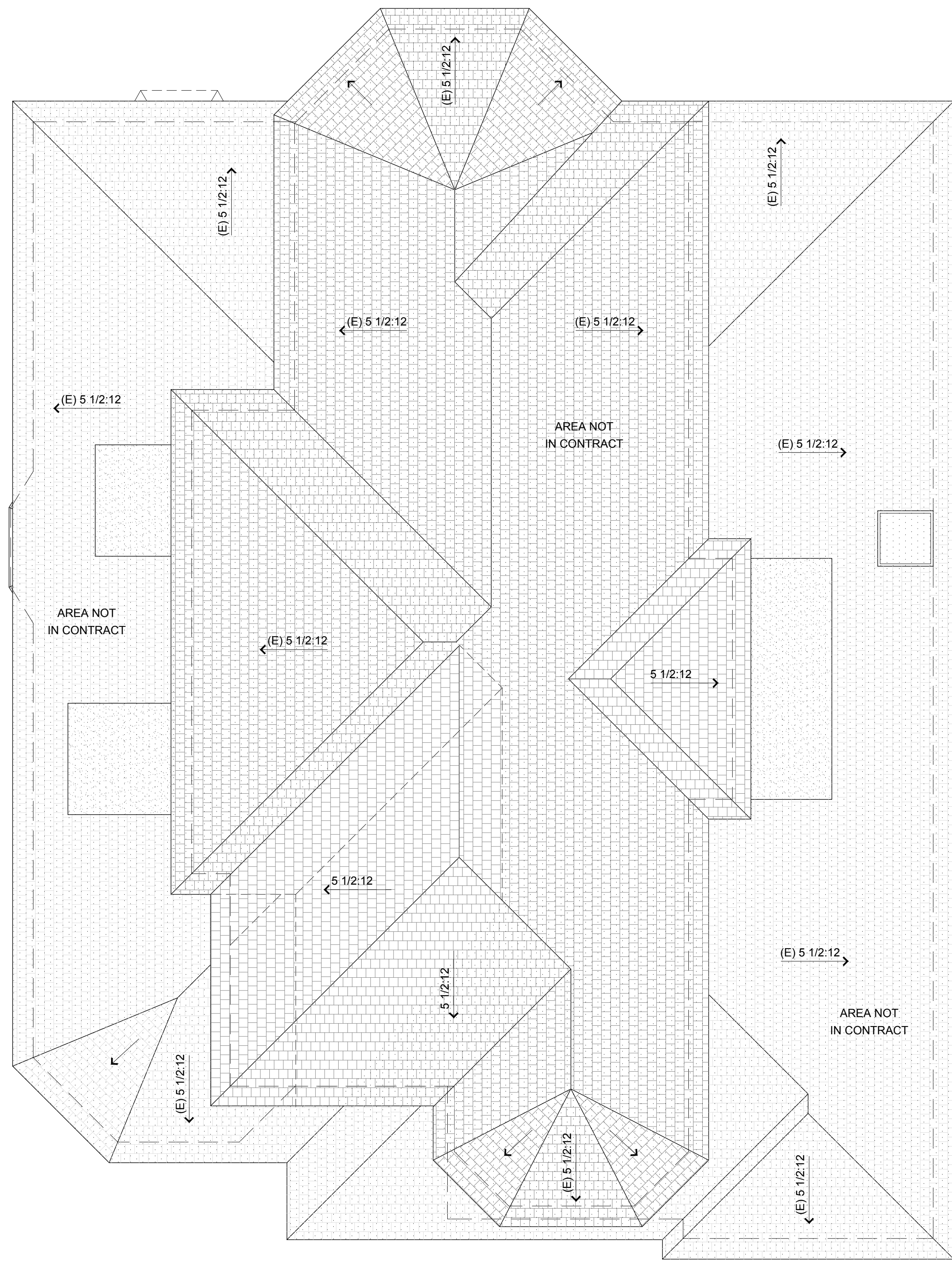
KAUSHEK RESIDENCE

440 HAWTHORNE AVENUE
LOS ALTOS, CALIFORNIA
APN: 189-53-041

Date	
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EXISTING AND
PROPOSED FIRST
FLOOR PLANS

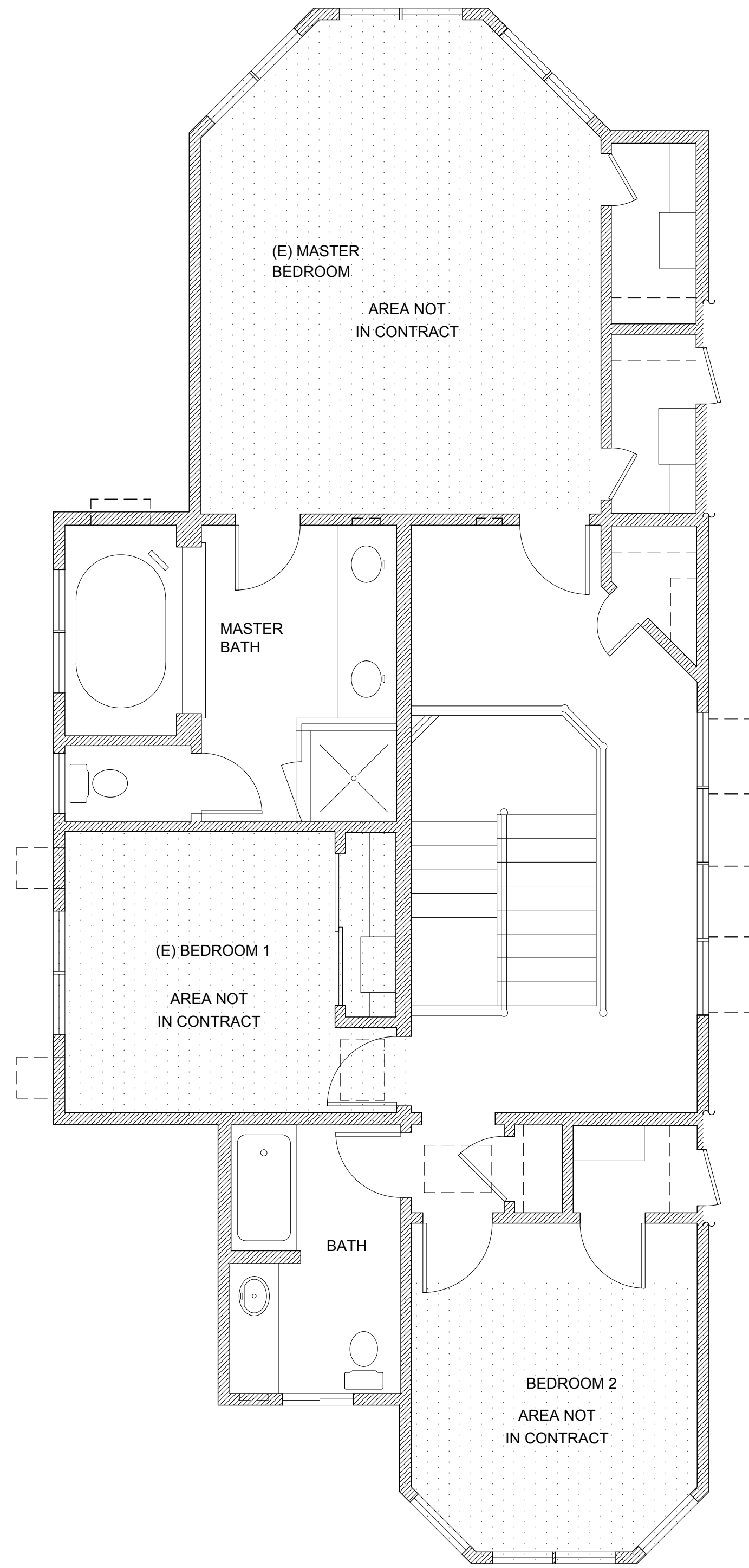
SCALE: N/A



3
A3

ROOF PLAN

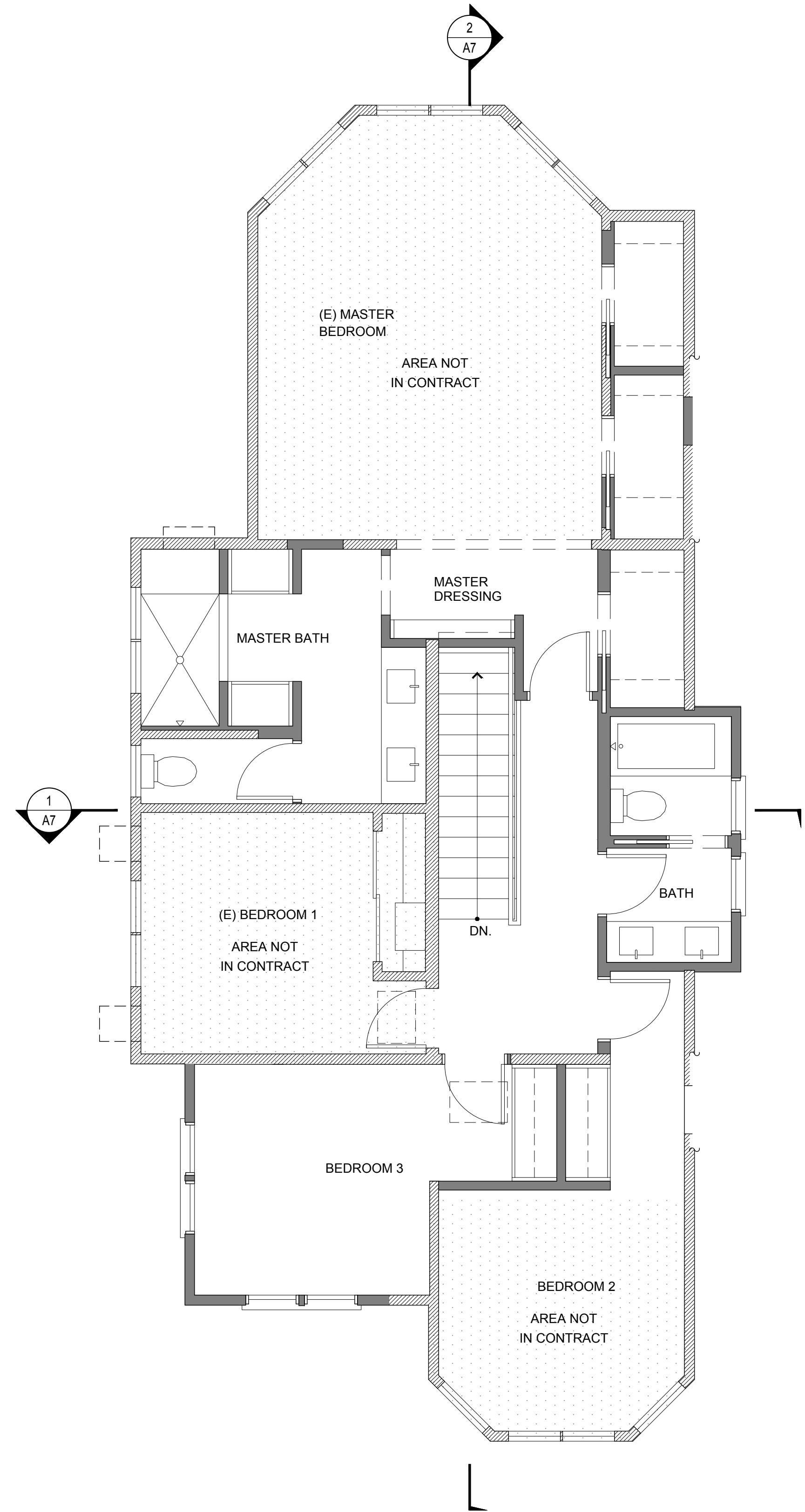
SCALE: 1/4" = 1'-0"



2
A4

EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



1
A3

PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

DOTTED HATCH INDICATES AREAS NOT IN CONTRACT (N.I.C.)

ARCHITECTURE ALLURE
Architecture + Interiors

ARCHITECTURE ALLURE

ARCHITECTURE ALLURE

LICENSED ARCHITECT
ADAM J. BITTLE
No. C-31938
REN. 01/31/2021
STATE OF CALIFORNIA

KAUSHEK RESIDENCE
440 HAWTHORNE AVENUE
LOS ALTOS, CALIFORNIA
APN: 189-53-041

Date: _____
Drawn By: _____
Checked By: _____
Project No.: 19-15

Date: 08-29-19
10-15-19

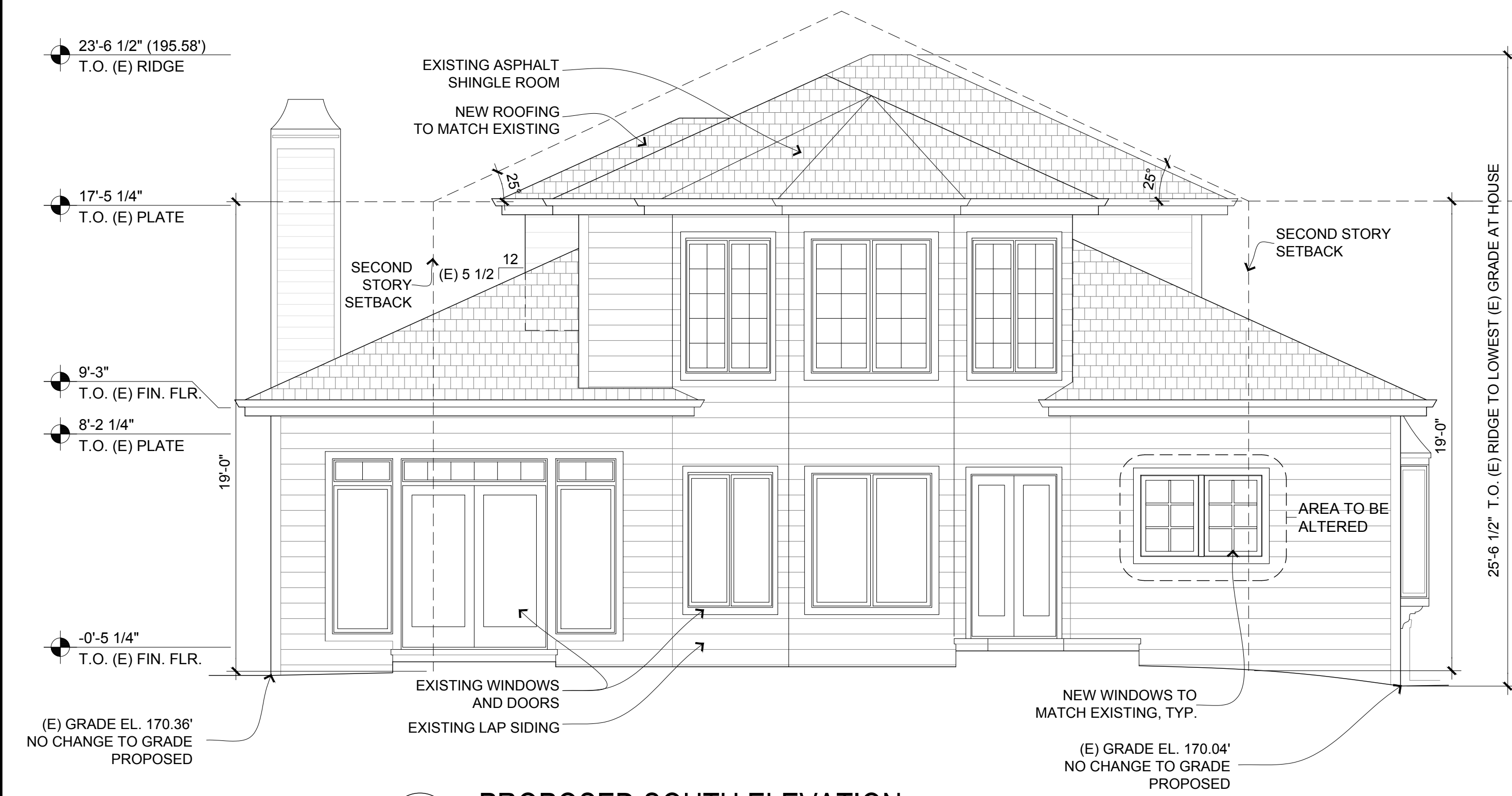
Issue: DESIGN REVIEW
DESIGN REVIEW

PROPOSED FIRST & SECOND FLOOR PLANS

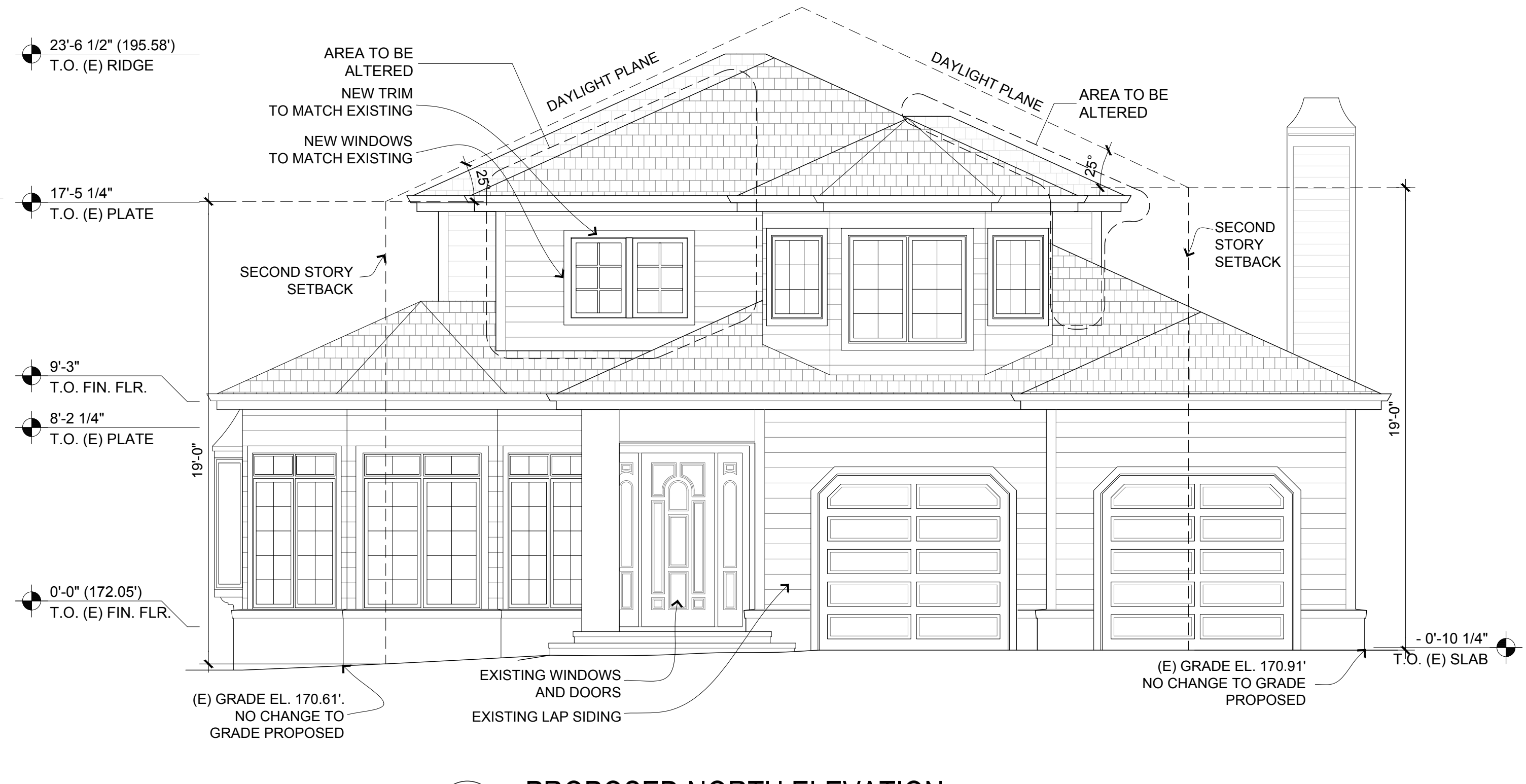
1' 4' 8'
0' 2'

SCALE: 1/4" = 1'-0"

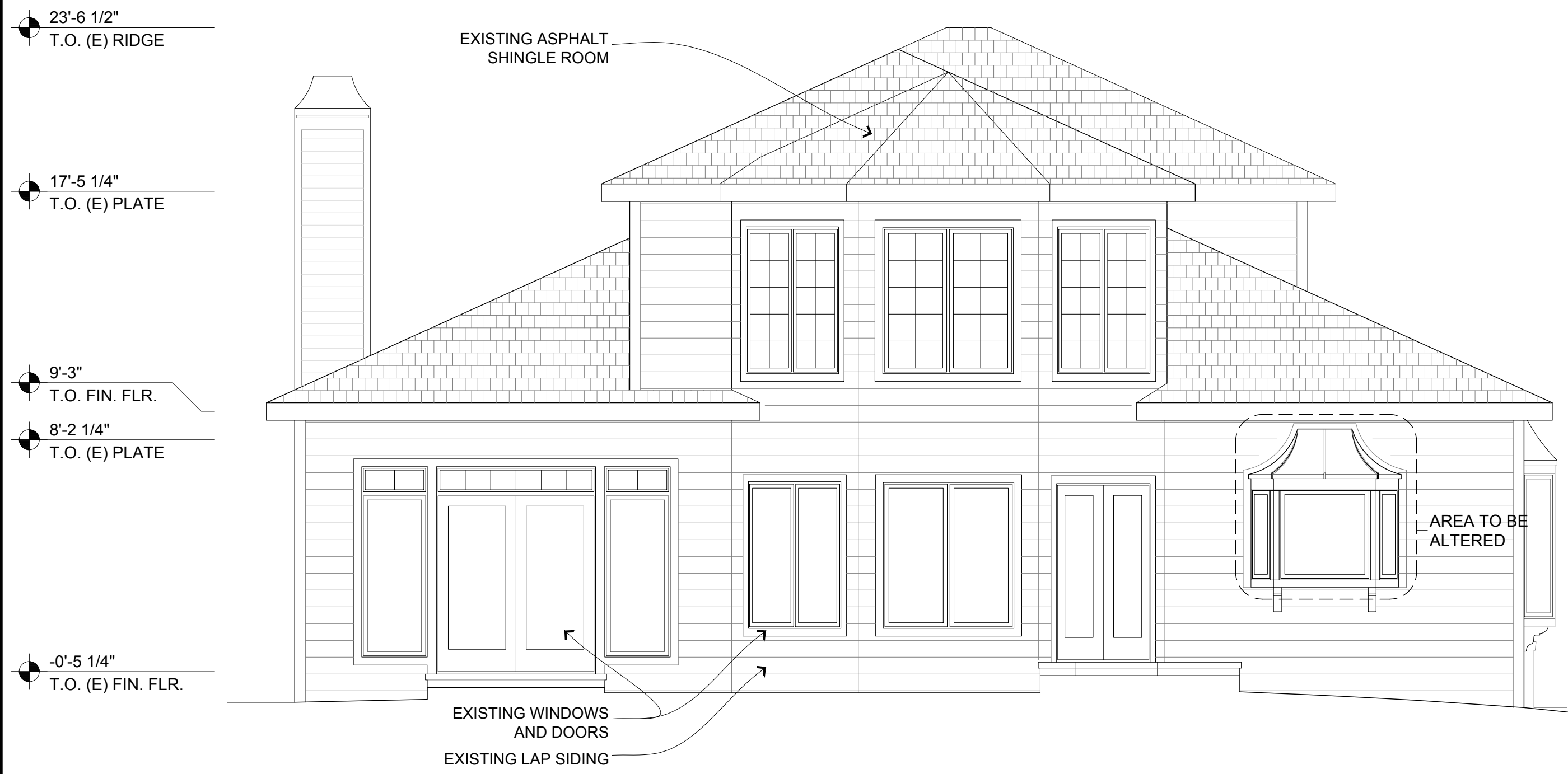
A3



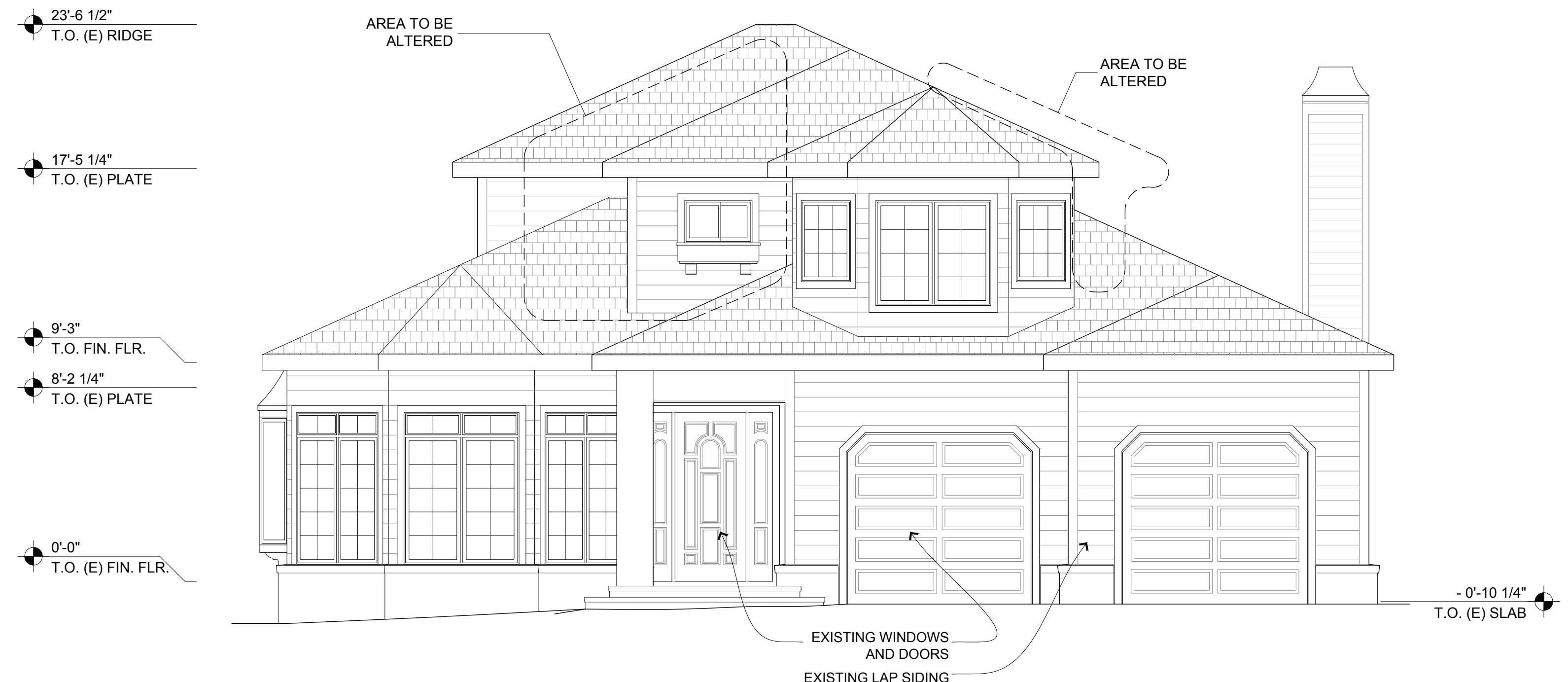
4
A4
PROPOSED SOUTH ELEVATION



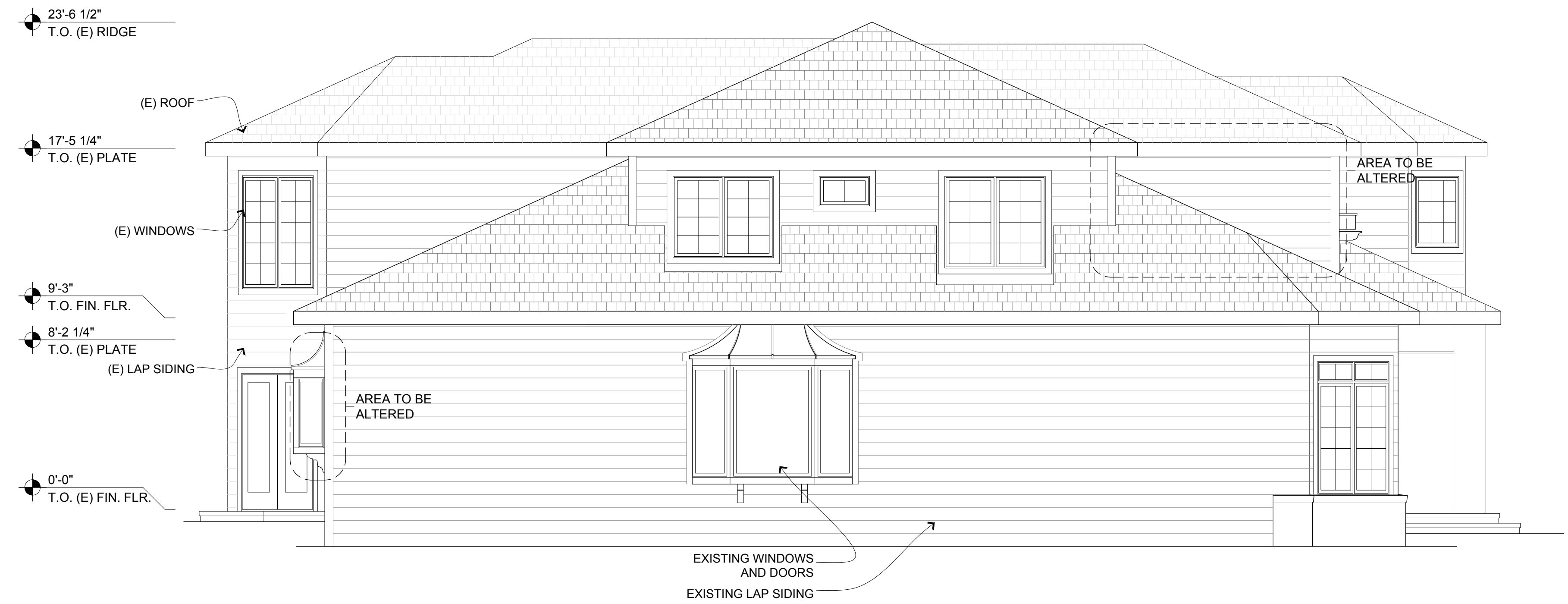
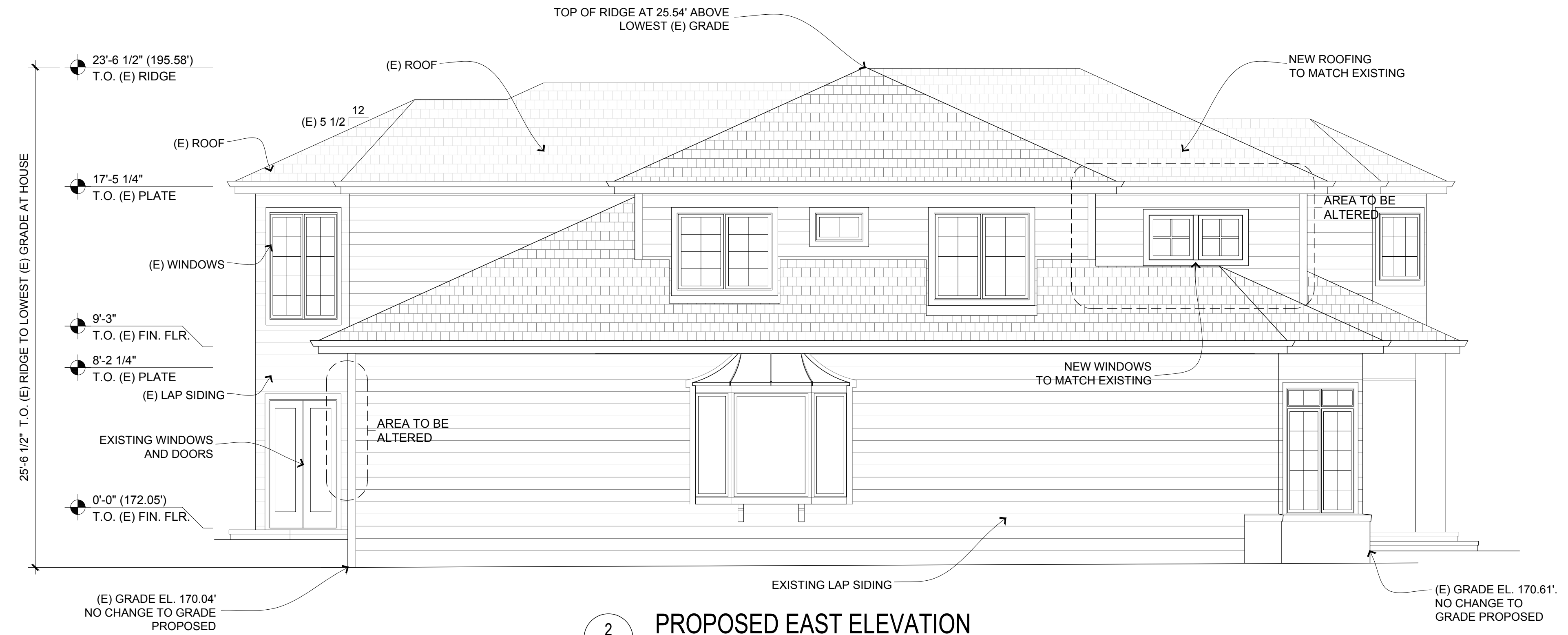
2
A4
PROPOSED NORTH ELEVATION



3
A4
EXISTING SOUTH ELEVATION

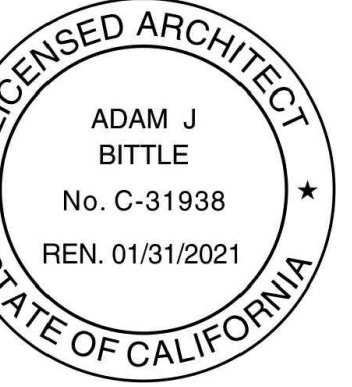


1
A4
EXISTING NORTH ELEVATION



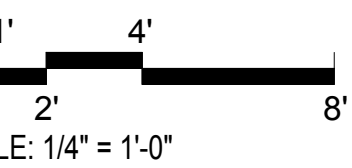
KAUSHEK RESIDENCE

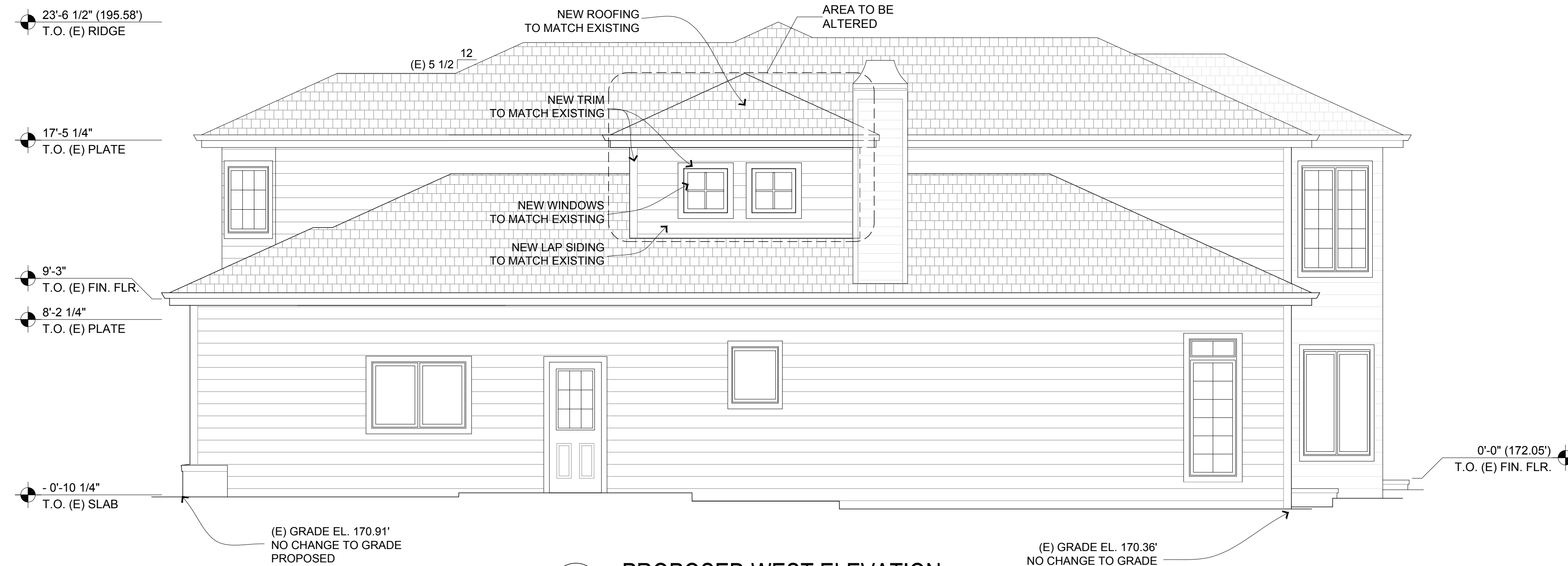
440 HAWTHORNE AVENUE
LOS ALTOS, CALIFORNIA
APN: 189-53-041



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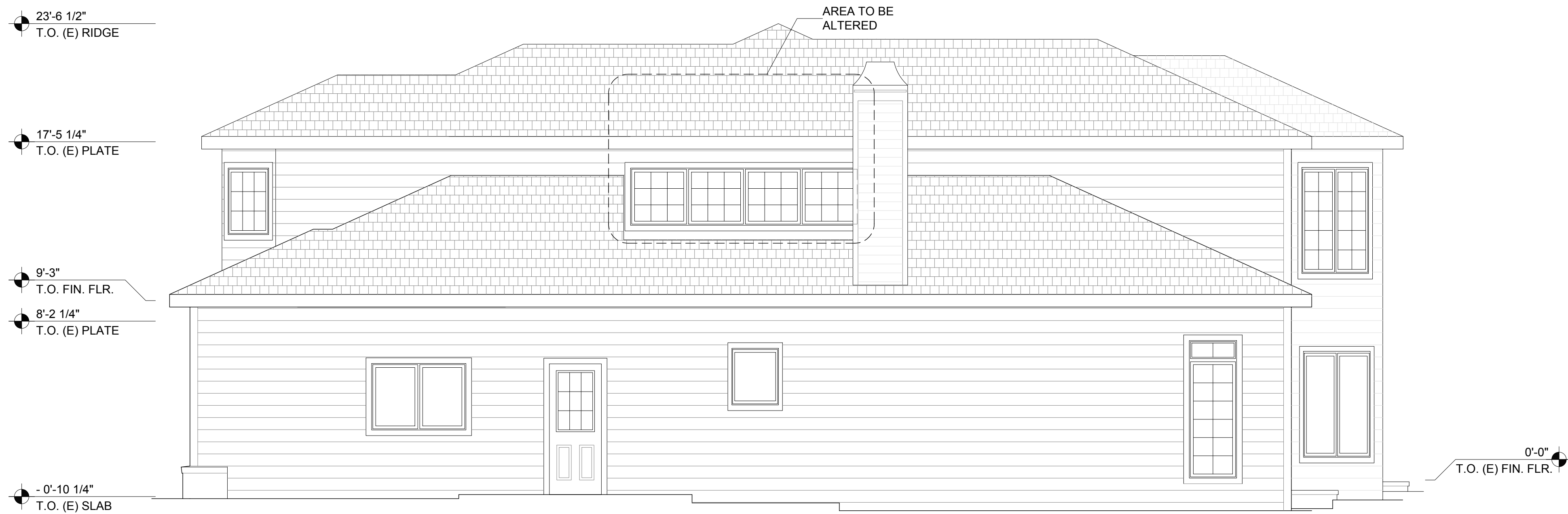
EXISTING AND
PROPOSED
ELEVATIONS





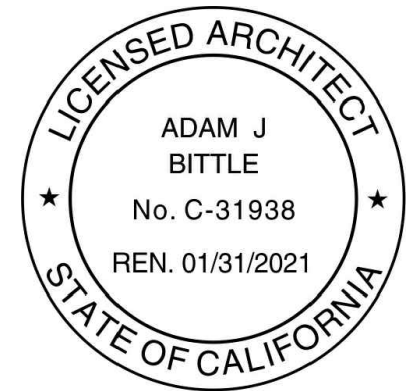
2
A6

PROPOSED WEST ELEVATION



1
A6

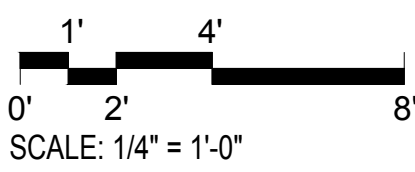
EXISTING WEST ELEVATION



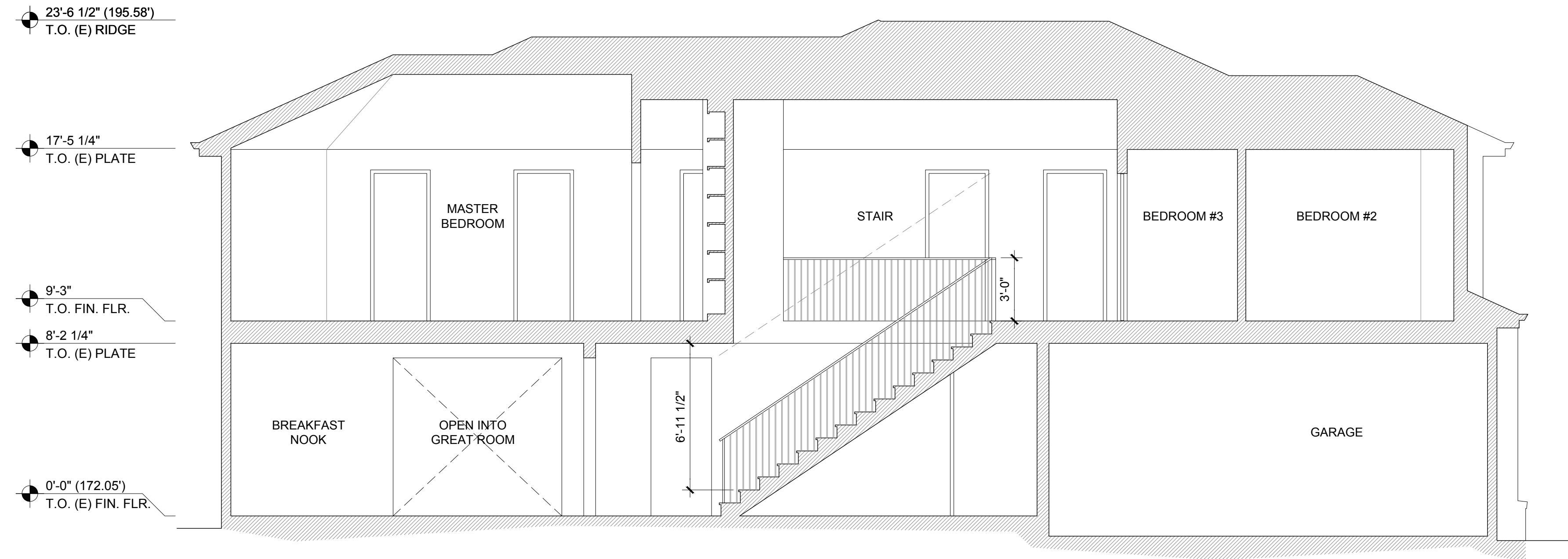
KAUSHEK RESIDENCE
440 HAWTHORNE AVENUE
LOS ALTOS, CALIFORNIA
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Date	
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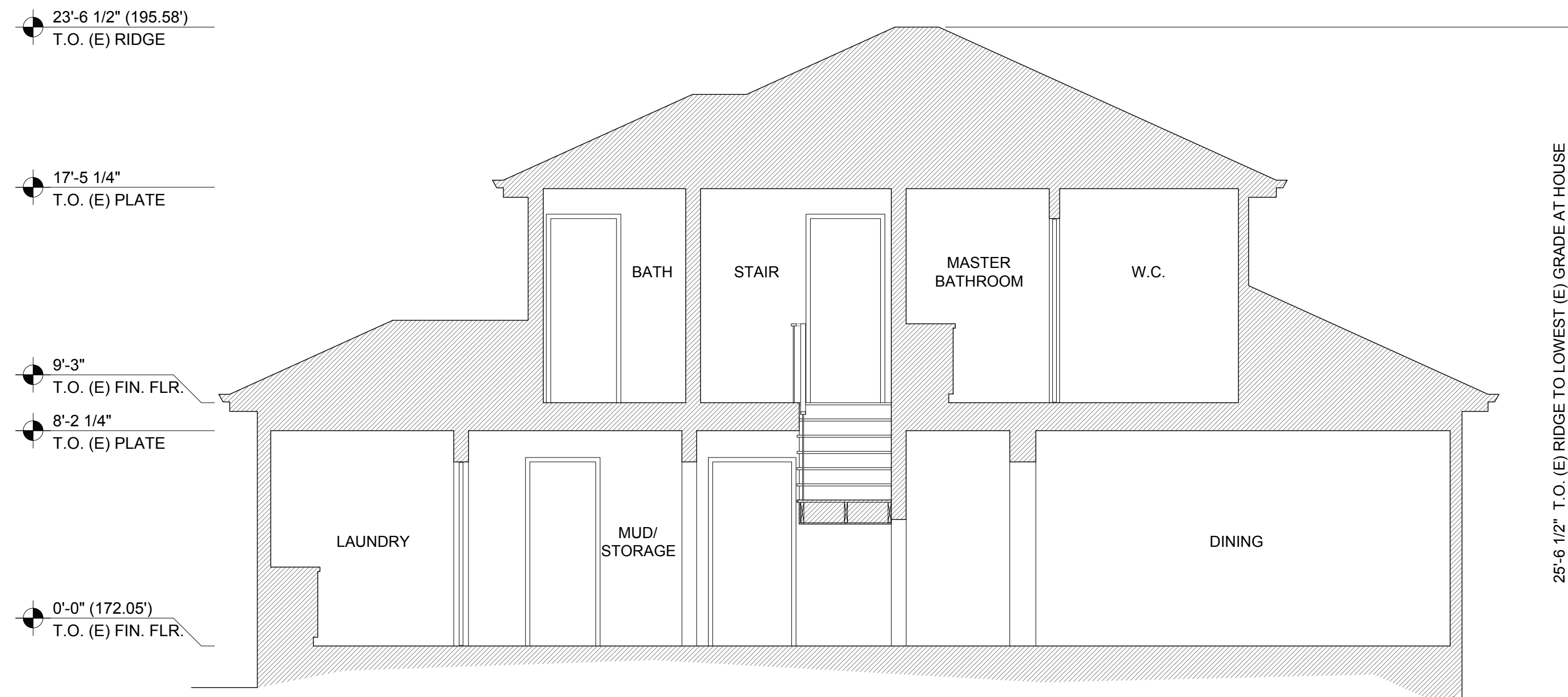
EXISTING AND
PROPOSED
ELEVATIONS



A6



2 LONG SECTION
A7



1 SHORT SECTION
A7

(E) GRADE EL. 170.04'
NO CHANGE TO GRADE
PROPOSED



KAUSHEK RESIDENCE
440 HAWTHORNE AVENUE
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Date	
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BUILDING
SECTIONS

